Claims

[c1]   1. A system for providing remote data collection and up-
load of real estate listing information using a portable
computing device, comprising:

a portable computing device configured with pro-
gram code to collect and store real estate listing in-
formation in both transient and persistent memory,

a communications channel for the movement of col-
lected data, programs, and configuration information
to and from the portable computing device,

a database server comprising application code and
database tables for the storage of collected real es-
tate listing information, further comprising:

a daemon method to publish, periodically and on
demand, newly collected listing information to a
plurality of real estate multiple listing database
systems.

one or more real estate multiple listing database sys-
tems to receive information collected on the portable
computing device

[c2]   2. A system as in claim 1 with the portable computing
device further comprising:

a running application which interacts with the data collector to facilitate input and collection of real estate listing information

a structure in memory for the temporary and permanent storage of real estate listing information

a method for assessing the validity of said data based upon a plurality of rules imposed by the multiple listing database system and general best practices in the industry

a method for providing context sensitive terms and definitions, on the portable computing device, to be viewed by the data collector

a method in the portable computing device to exchange real estate listing data with external systems and to periodically receive program code updates

[c3]   3. A system as in claim 1 with a communications channel for the movement of collected data, further comprising an intermittent data link between the portable computing device and the database server for the exchange of multiple listing data and the periodic exchange of application program code updates

[c4]   4. A system as in claim 1 where the communications channel interfaces to the database server over a distributed network.

[c5]   5. A system as in claim 1 with a database server further comprising:

    a database schema for the collection and persistent storage of real estate listing information collected on the portable computing device

    a method to further assess the validity of collected data based upon a plurality of rules imposed by the multiple listing database system and general best practices in the industry

    a method to allow the data collector to edit and verify collected data over a remote user interface

    a method and daemon to periodically and on demand publish the collected real estate listing data to a plurality of real estate multiple database listing systems

[c6]   6. A system as in claim 1 with a multiple listing database system, as is standard in the real estate industry, further comprising a method and format to receive real estate listing data from external system

[c7]   7. A portable computing device for collecting real estate listing information, comprising:

    a general purpose device configured with program code to collect and store real estate listing information in both transient and persistent memory,

    a specific application with display methods for the prompting, input, and collection of real estate listing

information

an application configured to manage and display
multiple exclusive sets of listing information

an application configured to apply validation rules, as
imposed by the real estate multiple listing database
systems, to the collected listing data.

an application configured to provide industry stan-
dard terms and definitions to the user based on the
current display context

[c8]   8. A portable computing device, as in claim 7, with spe-
cific application code to synchronize collected data and
program code with external systems over a communica-
tion medium, further comprising a specific method to
synchronize said collected real estate listing information
data with external systems

[c9]   9. A database server system for the collection and publi-
cation of said collected real estate listing information,
comprising:

a database schema for the collection and persistent
storage of real estate listing information collected on
the portable computing device

a method to further assess the validity of collected
data based upon a plurality of rules imposed by the
multiple listing database system and general best
practices in the industry

a method to allow the data collector to edit and verify collected data over a remote user interface
a method to accept collected real estate listing information into the database server"s database schema
a method and daemon to periodically and on demand publish the collected real estate listing data to a plurality of real estate multiple listing database systems

[c10] 10. A database server as in claim 9 which accepts real estate multiple listing data, over a communications link, further comprising at least one of the following:
Internet link, intranet link, serial link, analog model link, digital modem link, cellular telephone link, telephone link, satellite link, radio frequency link, infrared link, fiber optic link, digital subscriber line link, cable modem link, coaxial cable link, and combinations thereof.